

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 12, 1966

Appeal No. 8964 Robert E. Melnick et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on October 17, 1966.

EFFECTIVE DATE OF ORDER - August 11, 1967

ORDERED:

That the appeal for permission to establish a parking lot at 1023 - 22nd Street, NW., lots 819 and 820, square 73, be conditionally granted.

FINDINGS OF FACT:

- (1) Appellants' property is located in an R-5-D District.
 - (2) The property was inspected by the Board on October 11, 1966, and found to be an operating parking lot, paved and in good condition.
 - (3) There is an existing parking lot to the north of the lots which are the subject of this appeal. In Appeal No. 8787, the Board granted permission to continue the parking lot on the adjoining lots for a period to expire on January 1, 1969.
 - (4) The subject lots are to be used in conjunction with the existing lot approved in Appeal No. 8787.
 - (5) The Department of Highways and Traffic offers no objection to the granting of this appeal and states: "An investigation at this location revealed that ingress and egress to this lot will be from the existing driveway on 22nd Street and from the alley. No driveways will be built on the 22nd Street end of this lot." The existing parking lot has caused no disruption to 22nd Street traffic.
 - (6) No opposition to the granting of this appeal was registered at the public hearing.
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OPINION:

We are of the opinion that the establishment of this parking lot which will run in conjunction with an existing lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- (a) Permit shall issue to expire January 1, 1969, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) There shall be no curb cuts on the 22nd Street frontage of the lots.
- (c) All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- (d) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- (e) All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- (f) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

- (g) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.